

REGULAR MEETING AND PUBLIC HEARING
AND
JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
OF
JUNE 26, 1984

The meeting was called to order at 10:30 a.m.

Item 1: Roll Call

Present: Members Mitchell, Cleator, Jones, Struikma, Gotch, Murphy,
Martinez and Chairman Hedgecock.
Excused: Member McCall.
Secretary: Charles G. Abdelnour

Item 2: Approval of the minutes of the Regular Meeting of June 12, 1984.

Motion by Murphy to adopt the minutes.
Second by Gotch.
Vote: 8-0

Item 5: Resolution approving the proposed FY 1985 Gaslamp Quarter Council Budget.

Motion by Martinez to adopt the resolution.
Second by Murphy.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 942

Item 6: Resolution approving the proposed FY 1985 Budget for the Gaslamp Quarter Project.

Motion by Martinez to adopt the resolution.
Second by Murphy.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 943

Member Murphy moved to refer to the Manager for a report back to the Rules Committee, or Committee as a whole, within 60 days, the matter of requiring those organizations in which the City is instrumental in funding to present their budgets in a format consistent with that used by City departments. This would include the Housing Commission, Gaslamp Quarter, CCDC, SEDC, San Diego Transit, etc. He further moved that, in the future, all budgets from outside organizations be required to meet the same timetable as those of City departments.

Second by Jones.
Vote: 8-0

Joint Meeting

Item 3: Resolutions:

- a) Accepting and adopting the FY 1985 Southeast Economic Development Corporation's Administrative Budget; and
- b) Accepting and adopting the FY 1985 Southeast Economic Development Corporation's Program Budget.

Member Jones moved that this item be continued to Tuesday, July 24, 1984 at 10:30 a.m.

Second by Murphy.

Following a discussion of whether the Auditor could authorize release of funds after July 1 if a budget for SEDC was not adopted, this item was trailed to 2 p.m. in order to allow the Auditor's office to respond.

Regular Meeting

Item 4: Resolution approving the First Implementation Agreement to the Disposition and Development Agreement between the Agency and Unitog Rental Services, Inc.

Motion by Jones to adopt the resolution.

Second by Martinez.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 944

Public Hearing

Item 7: Public Hearing to consider the Draft Environmental Impact Report for the Horton Plaza Redevelopment Project.

Motion by Martinez to continue this item until Tuesday, July 24, 1984 at 10:30 a.m.

Second by Jones.

Vote: 8-0

Item 8: Resolution authorizing the Centre City Development Corporation to advertise and receive bids for construction of storm drains, sanitary sewers and water mains for Second Avenue, "E" Street and Third Avenue; authorizing the Executive Director to award the contract to the lowest qualified bidder; and authorizing CCDC to administer said contract.

Motion by Gotch to adopt the resolution.

Second by Murphy.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 945

- Item 9: Resolution amending the contract for demolition and site clearance of "E" Street between First and Second Avenues and adjacent property for construction of the "E" Street storm drain.

Motion by Gotch to adopt the resolution.

Second by Jones.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 946

- Item 10: a) Resolution approving the proposed Eighth Implementation Agreement with San Diego Marina I, Shapell Housing, Inc, and Goldrich Kest and Associations; and
- b) Resolution approving the proposed Cooperation Agreement with Shapell Housing, Inc. and Goldrich Kest and Associates.

Motion by Martinez to continue this item to Tuesday, July 24, 1984
at 10:30 a.m.

Second by Murphy.

Vote: 8-0

- Item 11: Resolution adopting a Notice of Intent to sell bonds in the Marina Redevelopment Project not to exceed \$25 million, and in the Columbia Redevelopment Project not to exceed \$15 million.

Motion by Martinez to adopt the resolution.

Second by Jones.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 947

- Item 12: Resolution authorizing printing costs related to the proposed sale of Tax Allocation Bonds in the Marina and Columbia Redevelopment Projects.

Motion by Martinez to adopt the resolution.

Second by Jones.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 948

- Item 13: a) Resolution accepting and adopting the Fiscal Year 1984-85 project budgets for Centre City redevelopment projects; and
- b) Resolution accepting and adopting the Fiscal Year 1984-85 administrative budget for CCDC.

Members Cleator, Gotch and Martinez commented on the need for coordinating the clean-up of the area of the Gaslamp Quarter Project adjacent to the Horton Plaza Shopping Center, so that it will be accomplished prior to the opening of the Center. Member Struiksma questioned Mr. Trimble regarding the repayment of money generated by tax increments within the

Item 13: (continued)

project. This item was continued to 2 p.m. in order to allow CCDC to research certain of Mr. Struiksma's questions.

At 11:58 a.m. the Chairman adjourned the meeting to 2:00 p.m., June 26, 1984 in the Council Chambers.

At 2:09 p.m. the Chairman reconvened the Joint Meeting of the City Council and Redevelopment Agency. Roll Call revealed the same members present.

Joint Meeting

Item 3: (continued from this morning's session)

Auditor Ed Ryan stated that SEDC has sufficient carryover funds to adequately cover any carryover expenditures during the month of July, until the new budget is adopted. However, the Attorney asked that the motion include authorization for new expenses incurred in July.

Motion by Jones to continue this item until July 24, 1984 at 10:30 a.m., and to continue to maintain funding at the FY 1984 level for ongoing administrative expenses, including salaries, until the budget can be considered on July 24.

Second by Murphy.

Vote: 8-0

Regular Meeting

Item 13: (continued from this morning's session)

Motion by Martinez to adopt the resolutions, with the direction that the CCDC budget be referred to Rules regarding a project and management audit.

Member Struiksma seconded the motion, with the amendment that, when this matter is discussed at Rules, there be a recap of all City monies - from all sources - to CCDC, including the amount of all loans made and repaid to the City, the amount of property tax increments generated in each area, and an analysis of pending loan repayments, a projection of all property tax increment revenue to be generated in each redevelopment area, and an accounting of any anticipated City monies earmarked for future CCDC programs. Part of the discussion at Rules should center on the policy issue of the City's oversight of CCDC, and include discussions about the appropriate review of staff and level of detail, and timing of that review. Tax increment revenue to date and projected over the next five years should be reported to Rules.

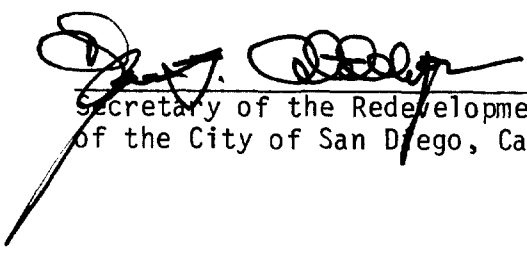
Member Murphy further amended the resolution to state that in the future Financial Management should, in addition to the Administrative Budget, look at the total program budget and its impact on the City's total budget, the issue of paybacks (and whether any this year), and the overall transfer of funds to the Agency and back from the Agency.

Item 13: (continued)

Member Martinez accepted the amendments to his motion.
Second by Struiksma.
Vote: 8-0

ADOPTED AS RESOLUTIONS NO. 949 and 950

The meeting was adjourned at 2:24 p.m.



Secretary of the Redevelopment Agency
of the City of San Diego, California